

### A Model of Land Use Change Management

To use a simple structural analogy, land use change management can be visualized as the seat or main integrating framework of a stool whose three legs are social use, market, and ecological values. Further joining the legs is the overarching concept of sustainable development (Figure 2-2). For the stool to stand, every part must be in place, equally proportioned and properly joined.

Each leg—or value—is necessary. If social use values, as exemplified by neighborhoods and activity patterns, are not accounted for, then citizens will not accept planning. If market values, as exemplified by profit-seeking real estate development, are not accounted for, then city building cannot take place. If ecological values, as exemplified by natural resource conservation, are not accounted for, then development cannot be sustained.

If the three legs have no integrating structure, there will be no way to resolve their conflicting claims through the land use change management process. Because of the inherently selfish nature of interest group advocacy of individual values, a strong coordinating process is necessary to provide the analytical, synthetic, and sociopolitical efforts needed to balance and coordinate competing interests. Public leadership in land use change management provides the primary coordinating process. Sustainable development can be an important guiding principle in the search for balance among the three legs.

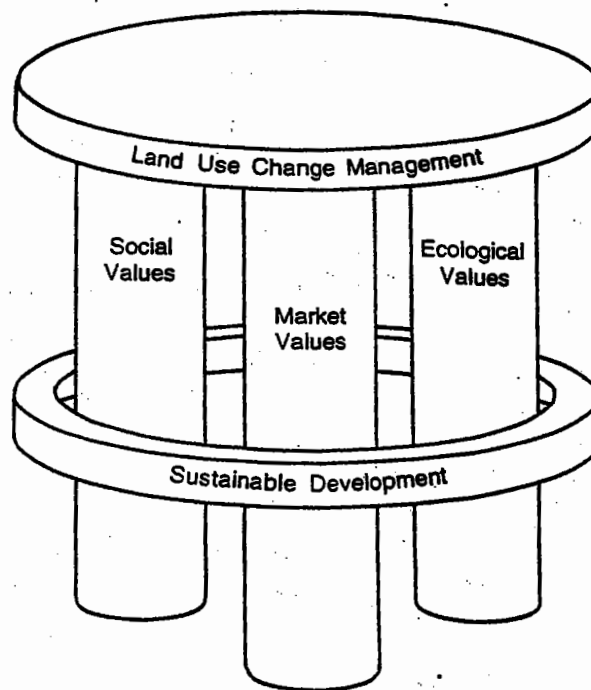


Figure 2-2. Land Use Change Management as a Three-Legged Stool